

# Manhattan Community Board 4

(All Fields Must Be Completed)

## Liquor License Stipulations Application

|   |   |  |   |  |
|---|---|--|---|--|
| <b>APPLICANT</b>  |   | <b>DOING BUSINESS AS (DBA)</b>   |   |  |
| Bar Suzette LLC   |   | Bar Suzette  |   |  |
| <b>STREET ADDRESS</b>   |   | <b>CROSS STREETS</b>   |   |  |
| 425 West 15th Street (a/k/a 75 Ninth Avenue), Kiosk #6                    |   | Between 10th Avenue & 11th Avenue (in Chelsea Market)  |   |  |
| <b>OWNER</b>  | <b>NAME:</b> Troi Lughod & Peter Tondreau   | <b>ATTORNEY</b>  | <b>NAME:</b> Alexander Victor, Victor & Bernstein, P.C. |  |
|   | <b>PHONE:</b> (917) 207-7552                |  | <b>PHONE:</b> (212) 486-6000                            |  |
|   | <b>FAX:</b> N/A                             |  | <b>FAX:</b> (212) 486-8668                              |  |
| <b>MANAGER</b>  | <b>NAME:</b> Bashir Abu Amr                 | <b>LANDLORD</b>  | <b>NAME:</b> Jamestown Premier Chelsea Market, L.P.     |  |
|   | <b>PHONE:</b> (917) 745-2605                |  | <b>PHONE:</b> (770) 805-1000                            |  |
|   | <b>FAX:</b>                                 |  | <b>FAX:</b>   |  |
| <b>DESCRIPTION OF BUSINESS</b>  |   |  |   |  |
| <b>Establishment Type:</b>  |   | <input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input checked="" type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Restaurant<br><input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization – Members Only)<br><input checked="" type="radio"/> Other (Explain): <del>Bar/Arade</del> <b>Food counter/eatery serving crepes</b> |   |  |
| <b>Method of Operation:</b>   |   | <input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe<br><input checked="" type="radio"/> Other (Explain): <del>Bar/Arade</del> <b>Food counter/eatery serving crepes</b>  |   |  |
| <b>License Type:</b>  |   | <input type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input checked="" type="radio"/> Wine & Beer  |   |  |
| <b>APPLICATION TYPE</b><br><i>(check one)</i>                             | <input checked="" type="radio"/> <b>New</b> | Has applicant owned or managed a similar business?   | <b>YES</b>  | <input checked="" type="radio"/> <b>NO</b> |
|   |   | What is/was the name of establishment?   |   |  |
|   |   | What is/was the address of the establishment?  |   |  |
|   |   | What were the dates the applicant was involved with this former premise?   |   |  |
|   | <input type="radio"/> <b>Transfer</b>       | What is the prior license #?   |   |  |
|   |   | What is the expiration date on the prior license?  |   |  |
|   |   | Are you making any alterations or operational changes?   | <b>YES</b>  | <b>NO</b>                                  |
|   |   | <i>If alterations or operational changes are being made, please attach the plans to this form.</i>   |   |  |
|   | <input type="radio"/> <b>Alteration</b>     | What is the current license #?   |   |  |
|   |   | What is the expiration date on the current license?  |   |  |
| <i>Please describe the nature of the alterations and attach the plans</i> |   |  |   |  |

**OPERATIONAL ISSUES**

| HOURS |           | MONDAY     | TUESDAY    | WEDNESDAY  | THURSDAY   | FRIDAY     | SATURDAY   | SUNDAY     |
|-------|-----------|------------|------------|------------|------------|------------|------------|------------|
|       | Operation | 10am - 9pm |
|       | Music     | 10am - 9pm |
|       | Kitchen   | 10am - 9pm |

| OCCUPANCY | INDOOR                              |  |                  |                   | BAR                         |                         |                         | OUTSIDE         |                  |
|-----------|-------------------------------------|--|------------------|-------------------|-----------------------------|-------------------------|-------------------------|-----------------|------------------|
|           | Capacity (Certificate of Occupancy) | Maximum # of Persons You Anticipate Occupying Premises (Including Employees) | Number of Tables | Number of Seats   | Number of Service Only Bars | Number of Stand-Up Bars | Number of Seats at Bars | Number of Seats | Number of Tables |
|           | 1000+ (within Chelsea Market)       | 10   | 0                | 10 (food counter/ | 0                           | 1                       | 10                      | 0               | 0                |

|  |                                      |                                     |                                      |              |
|--|--------------------------------------|-------------------------------------|--------------------------------------|--------------|
| How many floors are there? What is the capacity for each floor? (please respond in space provided)   | <input checked="" type="radio"/> 1-2 | <input type="radio"/> 3-4           | <input type="radio"/> 5+             | Ground Floor |
| Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| Will applicant have bottle service?  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| Will you be hosting private parties and promotional events?  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| Will outside promoters be used?  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| Will the security plan submitted be implemented?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |              |
| Will State certified security personnel be used?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |              |
| Will New York Nightlife Association recommendations and NYPD Best Practices be followed?   | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |              |
| Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided) | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)  | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |
| If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided)  | YES                                  | NO                                  | <input checked="" type="radio"/> N/A |              |
| Will applicant provide contact information to neighbors and respond to complaints that arise?  | <input checked="" type="radio"/> YES | NO                                  | N/A                                  |              |
| Will you inform the Community Board office of your job openings and/or provide a hyperlink to your jobs webpage?   | YES                                  | <input checked="" type="radio"/> NO | N/A                                  |              |

|  |   |                                  |                          |  |
|--|---|----------------------------------|--------------------------|--|
| If you plan to have music, what type(s)? | <input checked="" type="radio"/> BACKGROUND | <input type="radio"/> LIVE MUSIC | <input type="radio"/> DJ | Recorded, small stereo/played from iPod or similar |
|--|---|----------------------------------|--------------------------|--|

**BUILDING DESIGN**

|   |     |    |                                      |  |
|---|-----|----|--------------------------------------|--|
| Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days.                                      | YES | NO | <input checked="" type="radio"/> N/A | No doors/windows to the outside. Premises closed before those times. |
| Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment? | YES | NO | <input checked="" type="radio"/> N/A |  |
| Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front.)                    | YES | NO | <input checked="" type="radio"/> N/A |  |

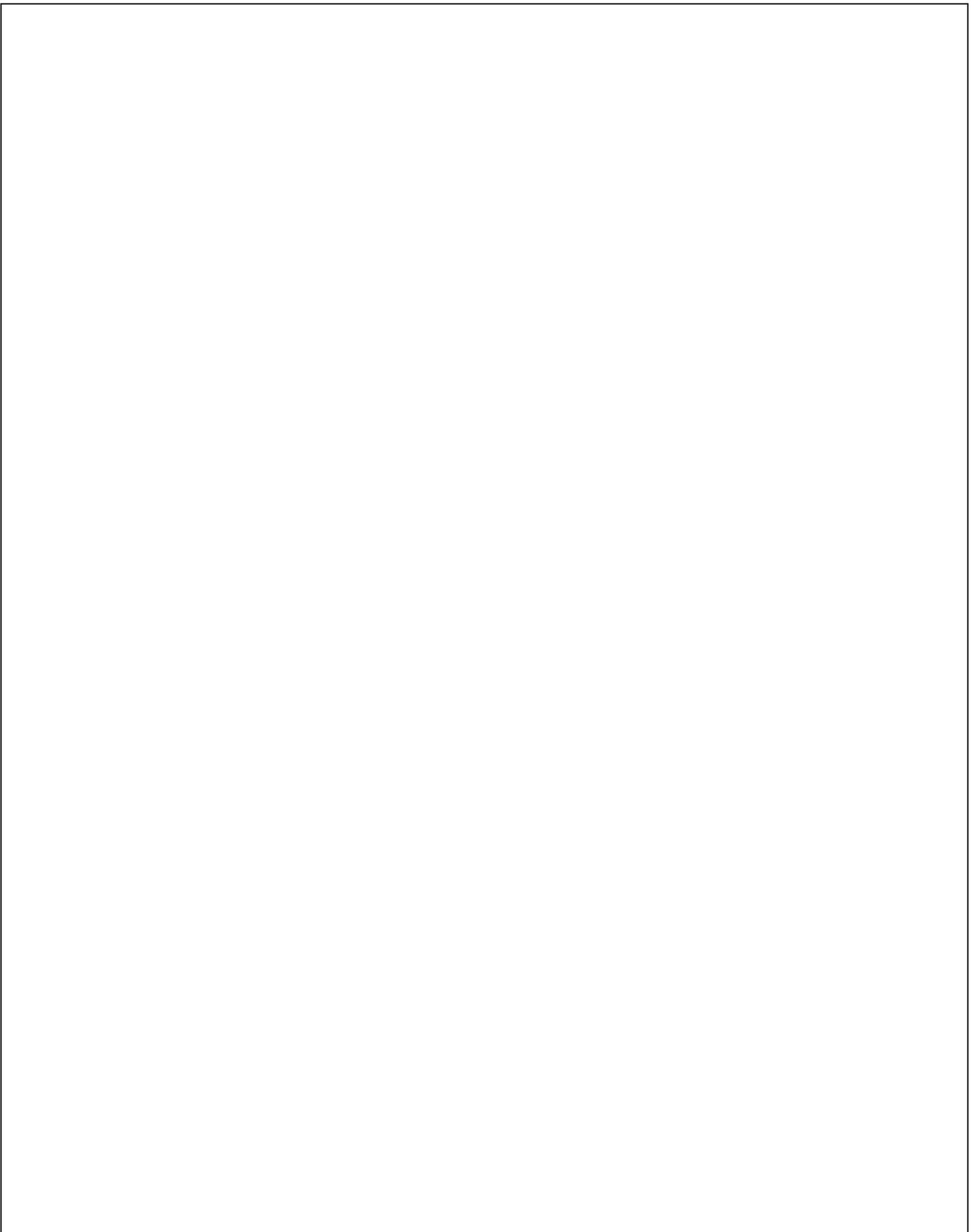
| <b>OUTDOOR ITEMS <i>**No Outdoor Space**</i></b>   |     |    |     |
|--|-----|----|-----|
| Will applicant use the rooftop, rear yard or any outdoor space?  | YES | NO | N/A |
| If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days.   | YES | NO | N/A |
| The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service.   | YES | NO | N/A |
| The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.   | YES | NO | N/A |
| Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.).   | YES | NO | N/A |
| Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners. | YES | NO | N/A |
| Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?  | YES | NO | N/A |

| <b>LOCATION &amp; ZONING</b>   |  |  |  |
|--|--|--|--|
| Primary Zoning District:   | M1-5 (Commercial/Office Building)  | Overlay (If Applicable):   | N/A  |
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?   | YES  | <input checked="" type="radio"/> NO  | N/A  |
| Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?  | <input checked="" type="radio"/> YES   | NO   | N/A  |
| Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule.  | YES  | NO   | <input checked="" type="radio"/> N/A<br>This is an application for beer and wine only. |
| Is a Public Assembly permit required?  | YES  | NO   | <input checked="" type="radio"/> N/A   |
| Are your plans filed with DOB?   | YES  | NO   | <input checked="" type="radio"/> N/A   |
| Building Type  | <input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: <b>Premises is within Chelsea Market, an 8-story commercial retail and office building.</b>  |  |  |
| Adjacent Buildings   | <input checked="" type="radio"/> Residential <input checked="" type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input checked="" type="radio"/> Other, describe: <b>Premises is within Chelsea Market which occupies the entire block, the buildings in the area are commercial, industrial or mixed use.</b> |  |  |
| <b>NOTIFICATION:</b><br>What organizations / community groups have you notified regarding your application?<br><br><b><i>**To be contacted prior to the March 11, 2014 community board meeting**</i></b> | # 1  | Community Board 4  |  |
|  | # 2  | Public Notice Postings   |  |
|  | # 3  | John David Young, 300 West 15th Street Block Association (jyoung@planning.nyc.gov) |  |

**ADDITIONAL INFORMATION: (Applicant Use)**

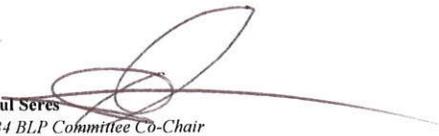
**ADDITIONAL NOTES: (Office Use Only)**

**ADDITIONAL STIPULATIONS: (Office Use Only)**



|  |   |
|--|---|
| Manhattan Community Board 4 (MCB4) recommends: | <input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the method of operation<br><input type="radio"/> Denial <input type="radio"/> Approval |
|--|---|

**CB4 REPRESENTATIVES**

|   |  |   |
|---|--|---|
| <br>Nelly Gonzalez<br>CB4 Assistant District Manager | <br>Frank Hlozubic<br>CB4 BLP Committee Co-Chair | <br>Paul Seres<br>CB4 BLP Committee Co-Chair |
|---|--|---|

**APPLICANT AGREEMENT WITH THE COMMUNITY**

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

|                    |   |                 |
|--------------------|---|-----------------|
| <b>SIGN HERE</b> → | <br>SIGNATURE OF APPLICANT | 3-11-14<br>DATE |
|--------------------|---|-----------------|



Manhattan Community Board 4  
Business Licenses & Permits Committee

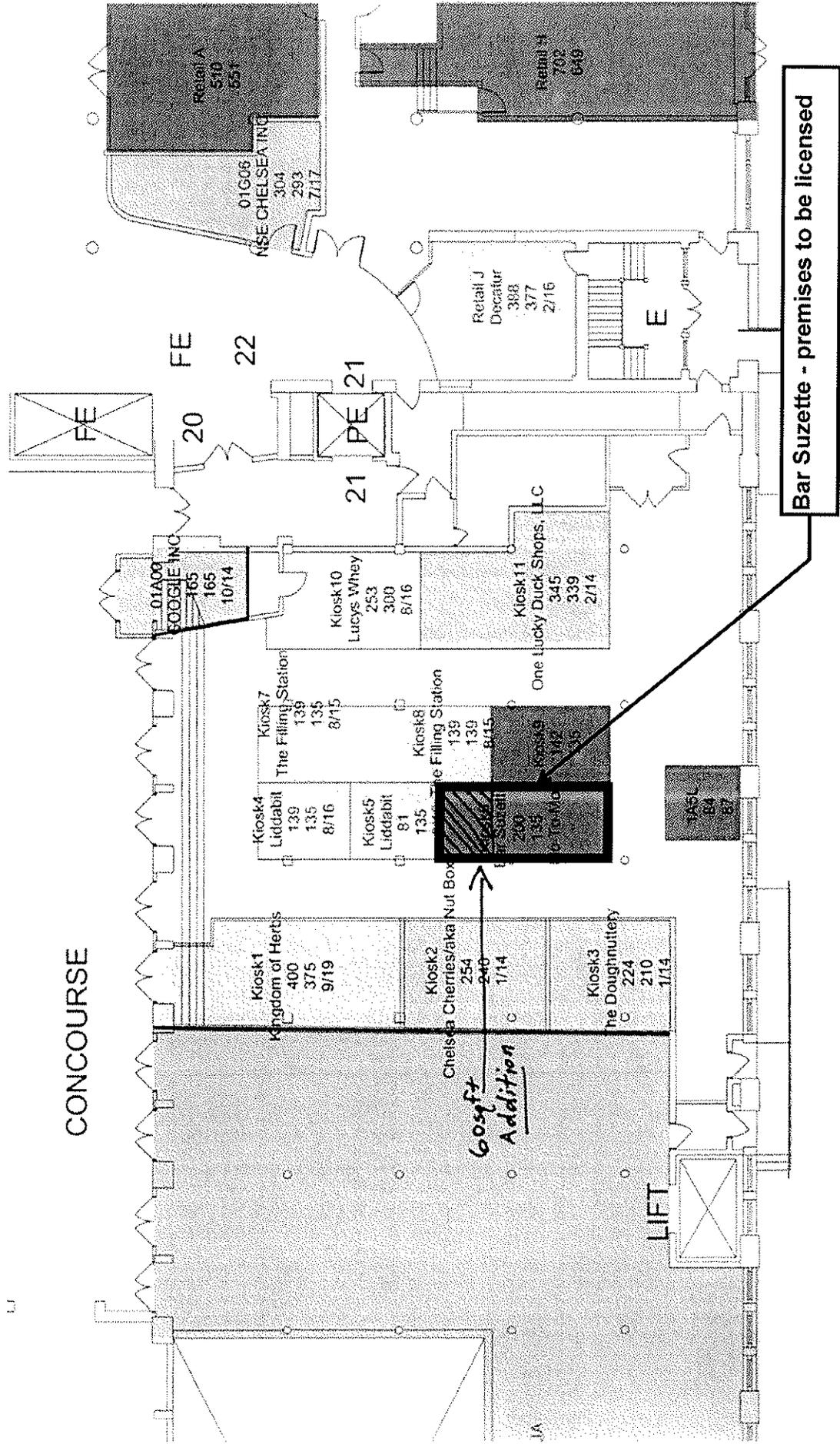
March 11, 2014

| <u>Tab</u> | <u>Document</u>   |
|------------|---|
| 1          | Community Board Questionnaire                                 |
| 2          | Chelsea Market Floor Plan<br>and Rendering of Premises Layout |
| 3          | Menu  |
| 4          | Exterior Photograph   |
| 5          | SLA Map & Proximity Report                                    |

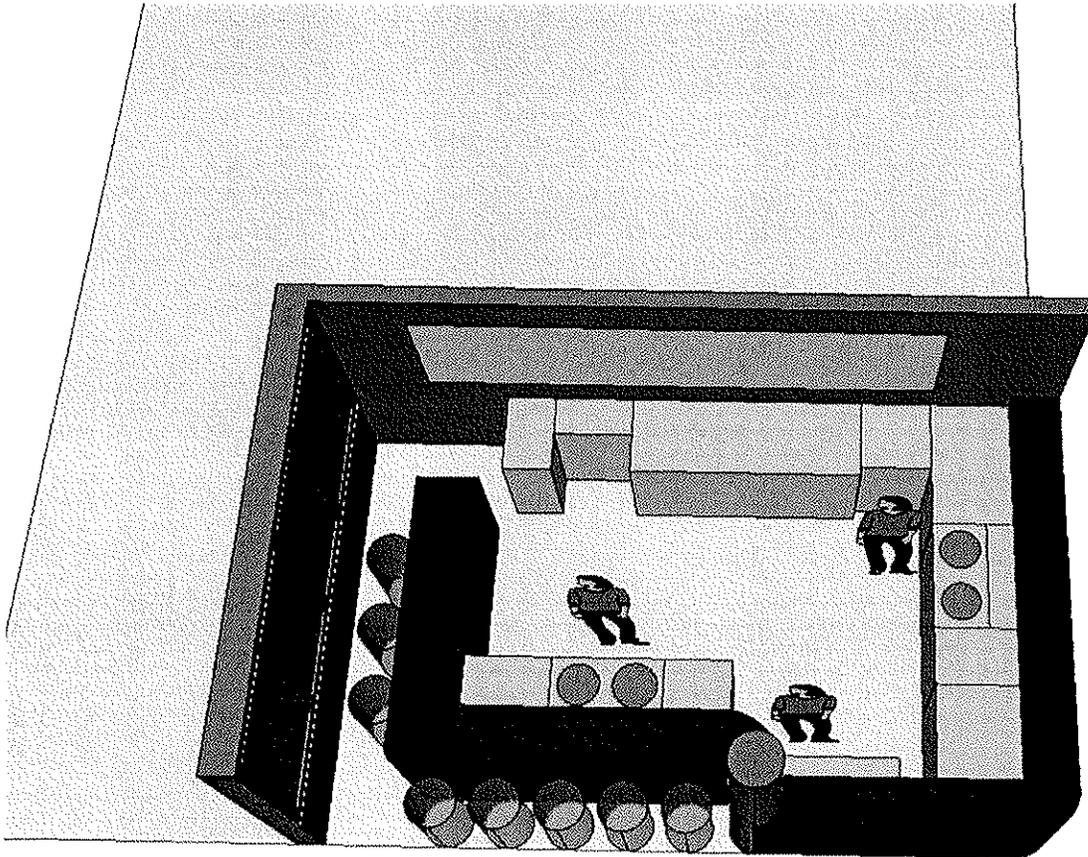
**Victor & Bernstein, P.C.**  
18 East 41<sup>st</sup> Street, 10<sup>th</sup> Floor  
New York, New York 10017  
Tel.: (212) 486-6000

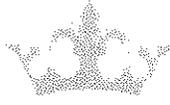
Chelsea Market - Ground Floor Layout

Chelsea Market - Floor 1



Bar Suzette - Rendering of Premises





*Bar*  
**Suzette**  
crêperie  
1000 10th Avenue  
New York, NY 10018

### SAVORY CREPES

(MENU ITEMS SUBJECT TO CHANGE SEASONALLY)

BLACK TRUFFLE HUMMUS & FRESH VEGETABLES

PEAR, WALNUT & GORGONZOLA

NY APPLES & BRIE

HAM & SWISS

HAM, EGG & SWISS

TRUFFLED MOZZARELLA

HUDSON VALLEY HOISIN DUCK

HUDSON VALLEY CHICKEN & PESTO

QUATTRO FORMAGGIO

ORGANIC HUEVOS RANCHEROS

LONG ISLAND SMOKED SALMON & CAPERS

BRESAOLA BEEF & PARMIGIANO

FRESH SQUASH & GOAT CHEESE

SPECK & GORGONZOLA

PORTABELLO MUSHROOM, SWISS CHEESE & THYME

### SWEET CREPES

CINNAMON, BUTTER & SUGAR

BEURRE ET SUCRE

LEMON, BUTTER & SUGAR

HONEY & ALMONDS

CHOCOLATE

CHOCOLATE & COCONUT

NUTELLA

NUTELLA & BANANA

NUTELLA & STRAWBERRY

NUTELLA & GRANOLA

TOPPINGS: BANANA, STRAWBERRY, COCONUT, WALNUT, ALMOND, HONEY,

### PARISIAN YEAST-RISEN WAFFLES

HAZELNUT CHOCOLATE

ORGANIC MILK CHOCOLATE

HOUSE MADE DULCE DE LECHE

POWDERED SUGAR

FRESH WHIPPED CREAM



### **Cold Beverages**

(MENU ITEMS SUBJECT TO CHANGE SEASONALLY)

NATURAL SODAS

SPRING WATER

SPARKLING MINERAL WATER

COLD LOCAL CIDER

ICED TEA

### **Hot Beverages**

HOT LOCAL CIDER

ORGANIC TEA

ORGANIC HOT CHOCOLATE

ORGANIC MASALA CHAI

### **Grown up Glasses**

LOCAL HARD CIDER

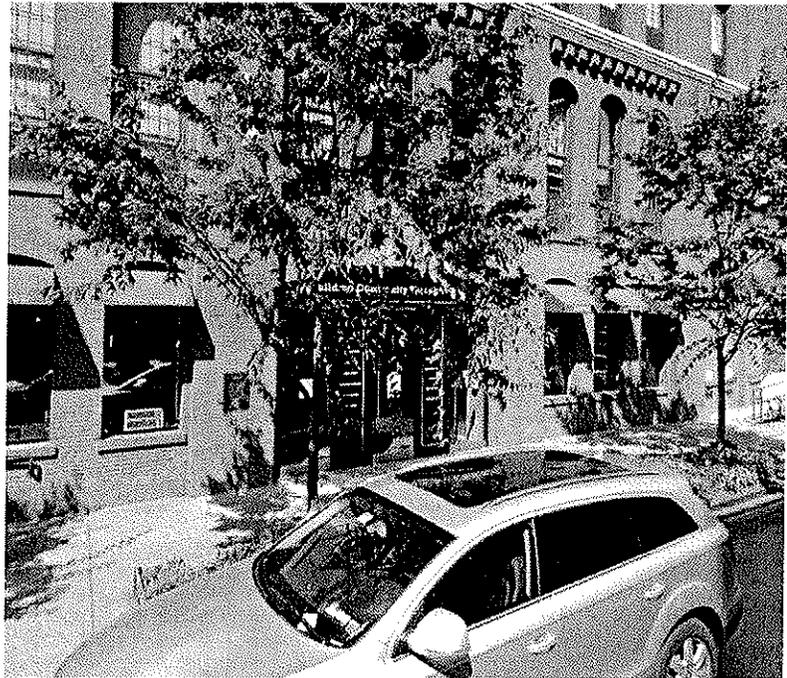
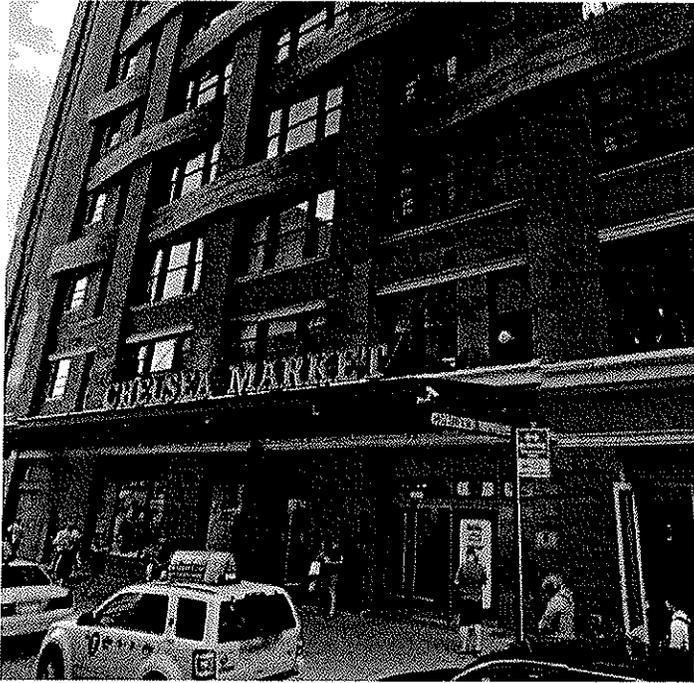
FINGER LAKES VIN CHAUD

CHAMPAGNE FLUTE

SUZETTE MIMOSA

SMALL BATCH WINE

Bar Suzette – 425 West 15<sup>th</sup> Street (a/k/a 75 Ninth Avenue) – Chelsea Market





## Proximity Report for Location:

February 3, 2014

425 W 15TH ST, New York, 10011

\* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

### Closest Liquor Stores

| Name                        | Address                      | Approx. Distance |
|-----------------------------|------------------------------|------------------|
| CHELSEA WINERY LTD          | 75 9TH AVENUE                | 795 ft           |
| TWO FROGS LLC               | 19 LITTLE WEST 12TH ST       | 1105 ft          |
| IN A GLASS LLC              | 156 10TH AVENUE, SOUTH STORE | 1175 ft          |
| MIDTOWN SPIRITS INC         | 177 9TH AVE UNIT C           | 1585 ft          |
| HOME OF CHEERS CORP         | 188 90 8TH AVE               | 1730 ft          |
| MANLEYS WINES & SPIRITS INC | 35 8TH AVENUE                | 1880 ft          |
| MAHADEV INC                 | 242 W 14TH ST                | 2255 ft          |

### Churches within 500 Feet

| Name | Approx. Distance |
|------|------------------|
|------|------------------|

### Schools within 500 Feet

| Name | Address | Approx. Distance |
|------|---------|------------------|
|------|---------|------------------|

### On-Premise Licenses within 500 Feet

| Name                                      | Address                      | Approx. Distance |
|---|------------------------------|------------------|
| PICKLE LLC                                | 85 10TH AVE                  | 75 ft            |
| BAR TORO RESTAURANT NY LLC                | 85 10TH AVE                  | 75 ft            |
| IL POSTO LLC                              | 85 10TH AVE                  | 75 ft            |
| CRAFTSTEAK NYC LLC                        | 85 10TH AVENUE               | 95 ft            |
| MORIMOTO NY VENTURE LP                    | 88 10TH AVE CHELSEA MARKET   | 175 ft           |
| LIBERTY INN CAFE LTD                      | 51 10TH AVE                  | 400 ft           |
| CIBE SEAPORT LLC                          | 1 11 FULTON STREET           | 415 ft           |
| GREENWICH VILLAGE ENTERTAINMENT GROUP LLC | 431 WEST 16TH STREET 2ND FL  | 445 ft           |
| GRUPO LATINO LLC                          | 100 10TH AVE                 | 450 ft           |
| CLEAVER COMPANY INC, THE                  | 428 W 16TH ST AKA 75 9TH AVE | 495 ft           |